

ORDINANCE No. 118622

COUNCIL BILL No. 111389

AN ORDINANCE amending the City of Seattle Comprehensive Plan to adopt policies for the reuse of Sand Point Naval Station.

INDEXED

*Law Department*

The City of Seattle--

REPORT OF C

Honorable President:

Your Committee on

*Passed 4-2 Parks*

to which was referred the within Council Bill No. \_\_\_\_\_  
report that we have considered the same and respectfully rec

COMPTROLLER FILE No. \_\_\_\_\_

Introduced: <b>SEP 3 - 1996</b>	By: <b>DONALDSON</b>
Referred: <b>SEP 3 - 1996</b>	To: <b>PARKS, PUBLIC GROUNDS AND RECREATION COMMITTEE</b>
Referred:	To:
Referred:	To:
Reported: <b>JUN 16 1997</b>	Second Reading: <b>JUN 16 1997</b>
Third Reading: <b>JUN 16 1997</b>	Signed: <b>JUN 16 1997</b>
Presented to Mayor: <b>JUN 17 1997</b>	Approved: <b>JUN 18 1997</b>
Returned to City Clerk: <b>JUN 18 1997</b>	Published: <i>title 1 pg.</i>
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

US5017

SMEAD 45 YSP 17703

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*Law Department*

**The City of Seattle--Legislative Department**

INDEXED

REPORT OF COMMITTEE

Date Reported  
and Adopted

Honorable President:

Your Committee on Passed 4-2 Parks Committee 6-11-97

to which was referred the within Council Bill No. \_\_\_\_\_  
report that we have considered the same and respectfully recommend that the same:

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full Council vote 7-2 Chong, Noland

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Committee Chair

SMEAD 45 YSP 17703

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE  
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

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COMMITTEE

6 1997

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ORDINANCE 118622

AN ORDINANCE amending the City of Seattle Comprehensive Plan to adopt policies for the reuse of Sand Point Naval Station.

Whereas, the City of Seattle anticipates the conveyance of portions of the former Sand Point Naval Station from the United States to the City of Seattle, and

Whereas, in 1993 the City Council approved a Reuse Plan for Sand Point in anticipation of that conveyance, and

Whereas, certain policies contained in the Reuse Plan should be updated to reflect developments since 1993, and incorporated into the Comprehensive Plan, Now, Therefore

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City of Seattle Comprehensive Plan is hereby amended to include a document entitled "Sand Point Amendments", which is attached hereto. The document will be bound or compiled separately from the Comprehensive Plan.

Section 2. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 16 day of June, 1997, and signed by me in open session in authentication of its passage this 16 day of June, 1997.

Jan Prago  
President \_\_\_\_\_ of the City Council

Approved by me this 18 day of June, 1997.

Norman B. Rice  
Mayor

Filed by me this 18 day of June, 1997.

Janice E. Pappas  
City Clerk

## Report of the Parks Committee of 6-7.

### Decisions Regarding the Former Naval Station Puget Sound at Sand Point.

Prepared by Mary Denzel, Council Central Staff

June 13, 1997

#### COMMITTEE DECISIONS:

- Buildings 2, 12, and 67 will be applied for under a parks public benefit discount [PBD]. The City's Comprehensive Plan and the Sand Point *Physical Development and Management Plan* will be amended to reflect this.
- Zoning adopted per C.B. 111760 [5-1]  
Do not pass C.B. 111390
- The Mayor's *Physical Development and Management Plan* [PDMP] language was amended by Cheryl Chow's housing management amendment.

#### Divided Reports and Tie Reports:

Items 1-6 to be decided prior to vote on Resolution 29429, approving the *Physical Development and Management Plan*.

WHICH PUBLIC BENEFIT DISCOUNT MECHANISM TO USE FOR PORTIONS OF THE SAND POINT SITE			
ISSUE	OPTION 1 AYE: DONALDSON, CHONG, NOLAND NAY: CHOE, CHOW, DRAGO	OPTION 2 AYE: CHOE, CHOW, DRAGO NAY: DONALDSON, CHONG, NOLAND	OPTION 3 AYE: DONALDSON, CHONG, NOLAND NAY: CHOE, CHOW, DRAGO
#1. Tie Report: Building 5, Bays A, B, & C	<ul style="list-style-type: none"> <li>Apply for bays 5A, 5B, and 5C under a parks public benefit discount [PBD].</li> <li>Apply for bay 5D under an education pbd.</li> </ul>	Navy Staff have repeatedly told City staff they will not approve an application that divides a building between two PBD's. Ask the congressional delegation to intervene to allow the City to obtain bays 5A, 5B and 5C under a parks public benefit discount; and to obtain bay 5D under an education public benefit discount; provided this in no way delays the applications.	<ul style="list-style-type: none"> <li>Apply for the housing portion of the site under a housing PBD.</li> <li>Apply for the remainder of the site, including the open area south of building 26S, under a parks PBD.</li> </ul>
#2. Tie Report: Open Area South of Building 26S	Apply for this area under a parks PBD.	Apply for this area under a housing PBD, consistent with our previous application to the federal HUD.	

# **TIE REPORTS ON AMENDING THE *PHYSICAL DEVELOPMENT AND MANAGEMENT PLAN* LANGUAGE**

ISSUE	OPTION 1 DONALDSON, CHONG, NOLAND	OPTION 2 CHOE, CHOW, DRAGO
<b>#3. Amendments to Section 5, Residential Area</b>	Insert Sue Donaldson amendment providing <ul style="list-style-type: none"> <li>No construction of new units shall begin until the operation of the first 103 units have been occupied for at least three years.</li> </ul>	Do not adopt amendments requiring delay of phase II of the housing. Use the standard City process of reporting to the Council as funding is acquired, and as construction is about to commence.
<b>#4. Uses of Buildings on the Site</b>	5 D for an archival research facility & book storage, and/or as a museum. 5A, 5B, and 5C as art studios or indoor sports & recreation. 9: museum, library, conference center, hostel, restaurant. 25: Administrative office space. 30: indoor sports or performing arts	5D UW use for book storage, archival research and other storage. 5A: Pottery NW studio and gallery 5B & C: Seattle Conservation Corps, job training, storage for non-profit agencies. 9: Restaurant, classrooms, offices, up to 200 dormitory units. 25. NW Montessori School 30. Sand Point Arts and Culture Exchange [SPACE]
<b>#5. Who should manage the site</b>	Seattle Parks Department should manage the site because: <ul style="list-style-type: none"> <li>Parks Department is already managing Magnuson Park; and the majority of the additional space will be conveyed as a park.</li> <li>Parks has the management structure to do it.</li> <li>Oversight would be by the Council's Parks Committee, where oversight of Sand Point has always been.</li> </ul>	Office of Sand Point Operations within OMP for non-parks parts of base.(until Council decides on a long-term management plan in late '98); Parks for the park area.
<b>#6. How are Sand Point Advisory Committee members selected and appointed?</b>	# determined by Council 1/2 selected by Mayor, 1/2 by Council 1/3 Users; 1/3 Neighbors; 1/3 General plus 1 selected by the committee All selections confirmed by Council Operating procedures approved by Council	user groups self-appoint Mayor appoints one Council appoints one Liaison Committee 2 NE district council 1 Parks, DHHS, Planning Commission, Design Commission, Sand Point Arts and Culture Exchange . UW: Each 1 Other user groups collectively. 1

#7. DIVIDED REPORT: AGREEMENT WITH UW IF WE SUPPORT UW APPLYING TO OWN PROPERTY AT SAND POINT	
MAJORITY REPORT C.B. 111762 DONALDSON, CHOE, CHOW, DRAGO	MINORITY REPORT CHONG, NOLAND
Approve the agreement with the UW, but narrow the scope to cover only those buildings and parcels Council determines they should be authorized to apply for.	Do not enter into agreement with the UW. Apply for the area under a parks PBD.

#8. DIVIDED REPORT: PRIOR TO CONVEYANCE OF THE PROPERTY FROM THE FEDS TO THE CITY, SHOULD WE ENTER INTO A 9 YEAR LEASE WITH THE UW FOR BAY D OF BUILDING 5?	
MAJORITY REPORT C.B. 111537 DONALDSON, CHOE, CHOW, DRAGO	MINORITY REPORT CHONG, NOLAND
Enter into lease with UW.	Do not lease to UW. Preserve Building 5, bay D, for parks use.

#9. REPORTS ON COMPLAN AMENDMENTS	
OPTION 1. C.B. 111389 AYE: DONALDSON, CHOE, CHOW, DRAGO NAY: CHONG, NOLAND	OPTION 2. CHONG COMPLAN AMENDMENTS AYE: DONALDSON, CHONG, NOLAND NAY: CHOE, CHOW, DRAGO
Adopt the Mayor's Complan language, and change the maps to reflect use of buildings 2, 12, and 67 as parks area.	Combines Education area into "Arts, Culture, Recreation, and Community Activities Area", which allows "educational support activities" rather than education per se.

#10. DIVIDED REPORT ON ZONING	
MAJORITY REPORT C.B. 111760 DONALDSON, CHOE, CHOW, NOLAND, DRAGO	MINORITY REPORT CHONG
PER CB 111760	<ul style="list-style-type: none"> <li>L3 for 224, 6, 26N and 26S, 310, 333, &amp; 334.</li> <li>Remainder SF, including 330, 331, 332.</li> </ul>

## **SAND POINT AMENDMENTS**

These amendments pertain to the former Naval Station Puget Sound at Sand Point (Sand Point), a 151-acre parcel of property located along Sand Point Way NE and adjacent to Lake Washington. See map attached as Exhibit A.

These policies are specific to the Sand Point site described above. To the extent that other local plan requirements apply, this plan defers to the provisions of the City's general comprehensive plan.

### **General Goals**

- G1     Become a multi-purpose regional center that provides benefit to the public through:
- Expanded opportunities for recreation, education, arts, cultural, and community activities;
  - Public access to the shoreline and enhanced open space and natural areas;
  - Opportunities for affordable housing and community and social services - with a special priority for addressing the needs of homeless families; and
  - Selective opportunities for low-impact economic development uses which could provide employment and services for residents of the site and for the broader community.
- G2     Promote compatibility between reuses and the surrounding residential community.
- G3     Seek cost-effective and financially feasible outcomes that consider the tax burden to the public.
- G4     Encourage continued community involvement in the future planning, development, and management of Sand Point land and facilities.
- G5     Enhance the environment, preserve existing and create additional open space, and demonstrate sensitivity to ecological concerns.
- G6     Provide access to facilities, safe pedestrian and bicycle use of the park and surrounding area, minimize automobile traffic, and promote adequate public transit.
- G7     Provide opportunities for those in need of assistance, encourage self-sufficiency and empowerment while seeking integration of residents within the broader community.

- G8 Seek to provide safety of person and property for residents, neighbors, and visitors.
- G9 Reflect and support cultural diversity.
- G10 Respect, preserve, and enhance the historic character of Sand Point.
- G11 Promote and balance public benefits and accommodate as broad a range of uses in as cohesive a way as possible.

## **LAND USE**

- LU1 Divide the property into six Activity Areas, including (1) the North Shore Recreation Area, (2) the Education and Community Activities Area, (3) the Magnuson Park Arts, Culture, and Community Center, (4) the Magnuson Park Open Space/Recreation Expansion, (5) the Residential Area, and (6) Federal Institutional Uses. See map attached as Exhibit B.
- LU2 Develop and promote the northern part of the property (Activity Area 1) as the *North Shore Recreation Area* with public park area, public access to Lake Washington, recreational, arts and cultural opportunities, and a recreational small boat activity center.
- LU3 Develop and promote Activity Area 2 as an *Education and Community Activities Area* with open public areas, opportunities for education and educational support activities, selective economic development activities, and recreational, arts, and cultural activities..
- LU4 Develop and promote Activity Area 3 as an *Arts, Culture and Community Center* for the development of arts, culture, community activities and open public areas in existing buildings and adjacent outdoor spaces.
- LU5 Develop and promote Activity Area 4 as a *Park Open Space/Recreation Expansion of Magnuson Park*. Allow for an improved park entrance at the intersection of NE 65th and Sand Point Way NE, additional sportsfields, unstructured open space, and a recreation center with gymnasium, theater, indoor swimming pool, and meeting spaces in an existing building.
- LU6 Develop and promote Activity Area 5 as a *Residential Area* to be used to develop up to 200 units of housing, with appropriate support services, for homeless individuals and families.
- LU7 Support the University of Washington's future expansion of student family housing in the residential area south of NE 65th Street.



- LU8 Accommodate the two existing federal neighbors (the National Oceanic and Atmospheric Administration and the National Biological Service) at Sand Point and work to better integrate them into the Sand Point peninsula from a physical, social, and aesthetic perspective.
- LU9 Prohibit heavy manufacturing and auto oriented retail activities.

## **TRANSPORTATION**

- T1 Provide public access to what was formerly a secured defense facility and integrate the facility with the surrounding community.
- T2 Create a hierarchy for roadway designation consisting of public streets, public access/utility rights of way, and easements. See map attached as Exhibit C.
- T3 Improve access to Activity Areas 1 and 2 and relieve pressure on the current main access through NE 74th Street by developing a new northern entryway.
- T4 Improve roads, pedestrian and bike entrances to Magnuson Park to encourage nearby residents and visitors to walk.
- T5 Create a quality pedestrian- and bicycle-friendly environment at Sand Point, through the installation of amenities such as bike racks, hand rails, benches, street trees and lighting, crossings at Sand Point Way, and bus shelters.
- T6 Promote the development of a water front trail connecting the entire lake front area of the property with Magnuson Park, the area owned by NOAA, and the North Shore Recreation Area.
- T7 Create sitewide transportation management plan and parking plans.

## **HOUSING**

- H1 Promote the development of up to 200 units of housing for homeless individuals and families.
- H2 Reuse existing buildings in the Residential Area where cost effective.
- H3 Utilize new construction only if housing goals cannot be met by reuse of existing structures in the Residential Area.

- H4 Integrate the Residential Area with the other uses at Sand Point and the adjacent neighborhood.
- H5 Construct new housing only on existing parking lots and sites of existing buildings.

## **CAPITAL FACILITIES**

Refer to Comprehensive Plan element.

## **UTILITIES**

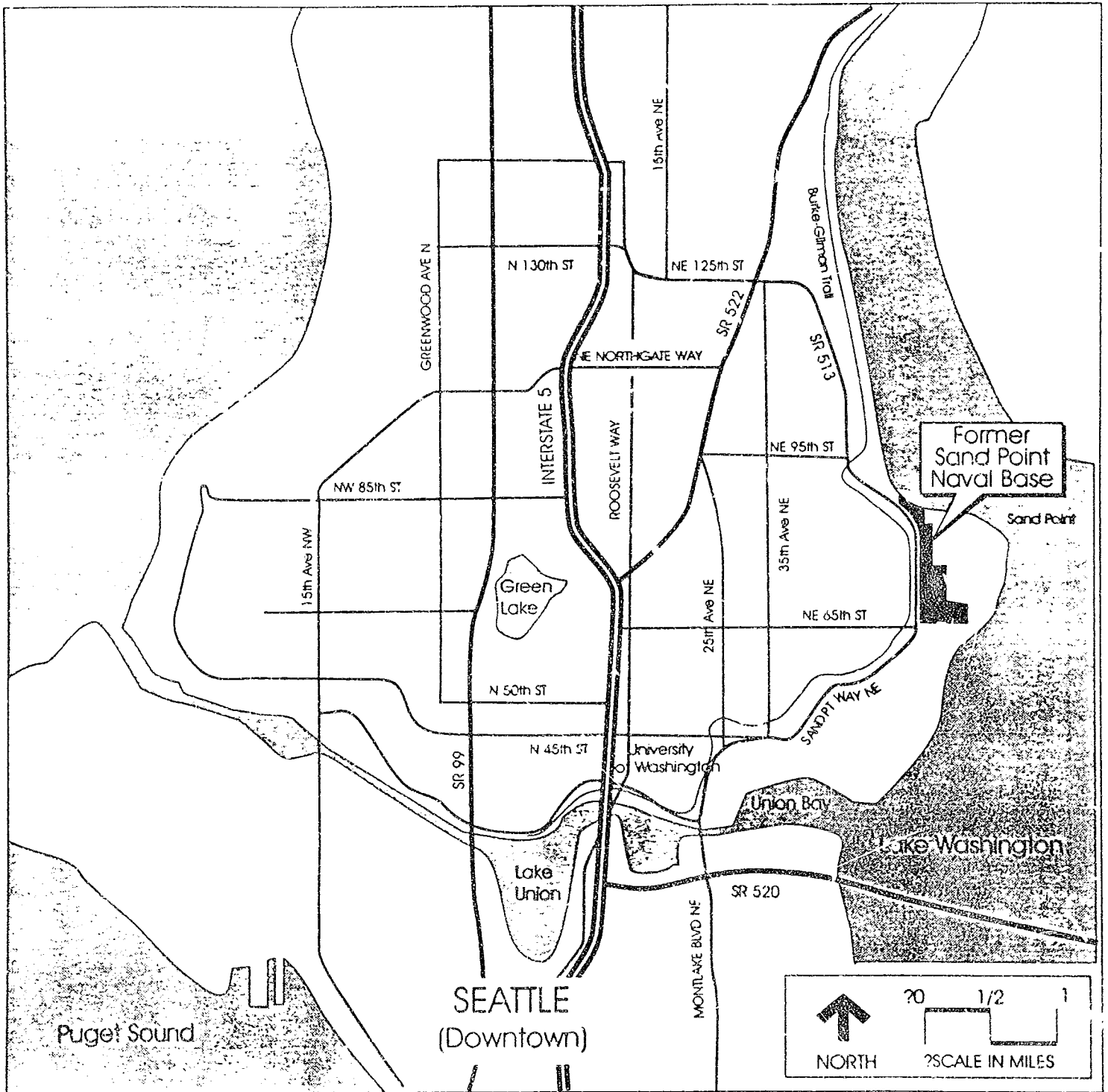
- U1 Upgrade infrastructure systems (electric, water, and sewer) to meet city utility standards. Upgrading may be phased and does not preclude use of the property prior to completion of the upgrades.
- U2 Incorporate infrastructure systems into utility department systems for long-term operations and maintenance.

## **ECONOMIC DEVELOPMENT**

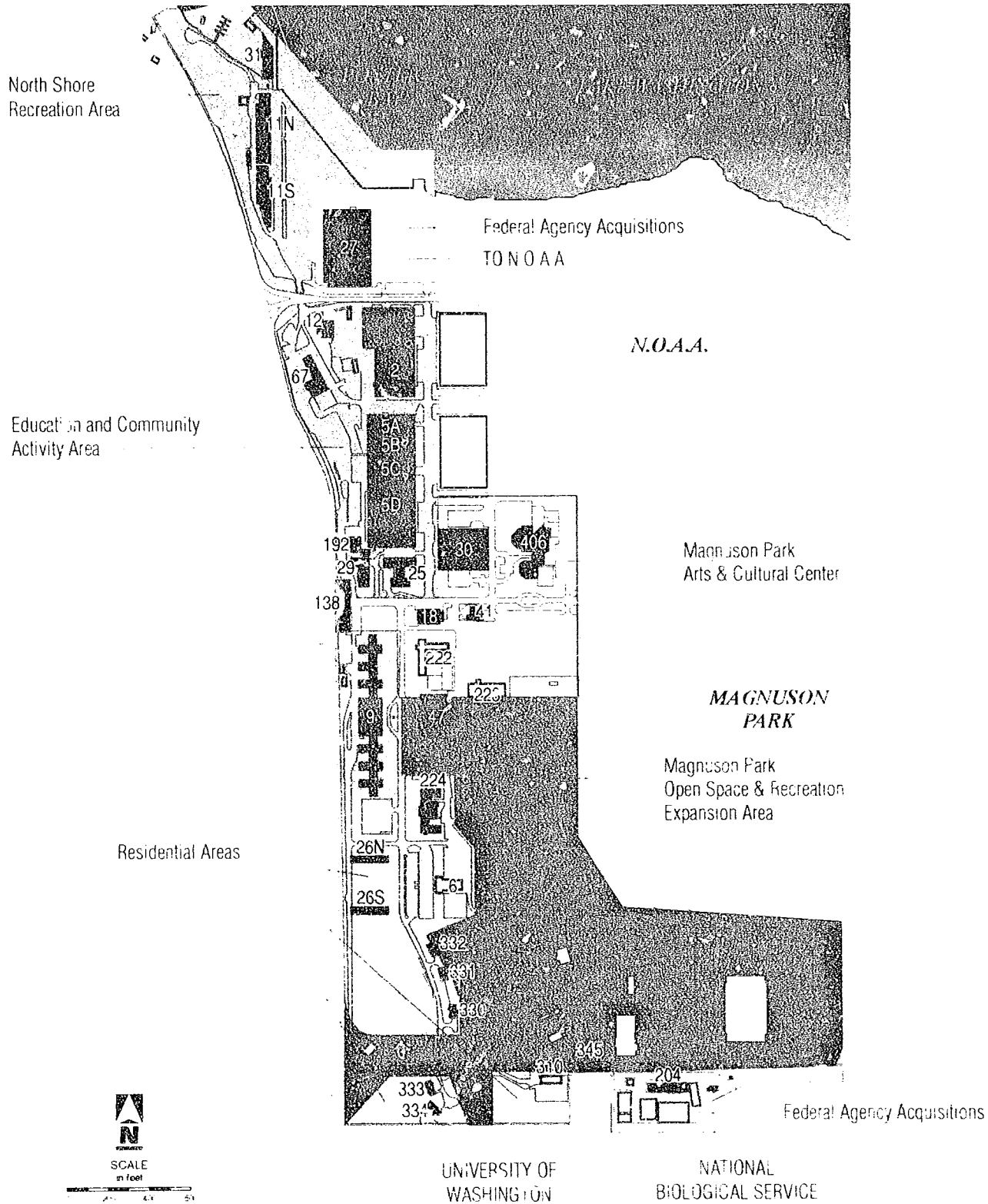
- ED1 Consider opportunities for limited low-impact economic development such as a film studio or multi-media development center in conjunction with, or in support of, other educational, arts, cultural or recreational activities.
- ED2 Keep job creating activities to a level and type that is consistent with the goals for Sand Point.

# EXHIBIT A

## Sand Point Location



# Exhibit B Activity Areas



North Shore Recreation Area

Arts, Culture and Community Center

Residential Areas

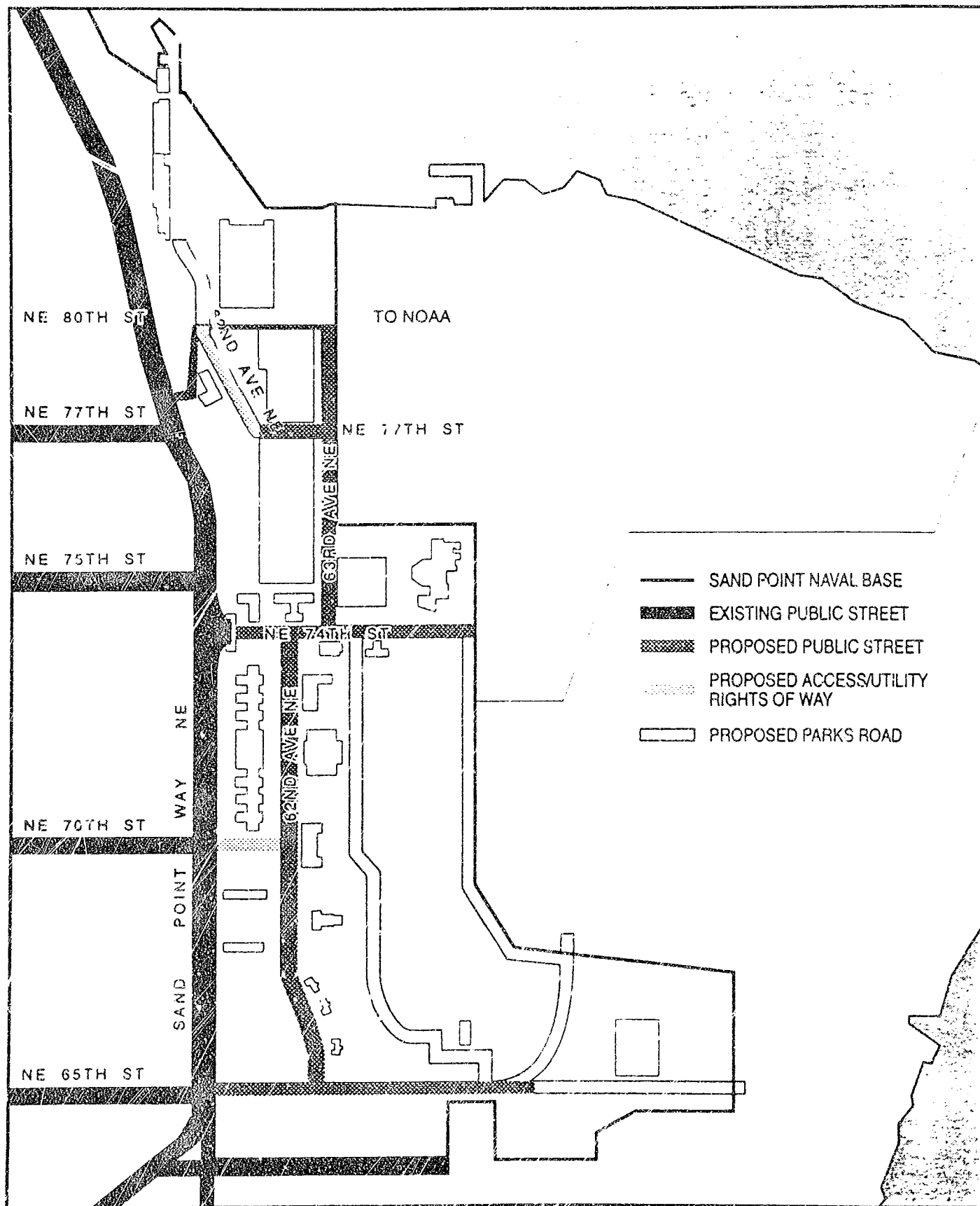
Education and Community Activity Area

Magnuson Park Open Space & Recreation Expansion Area

Federal Agency Acquisitions

# EXHIBIT C

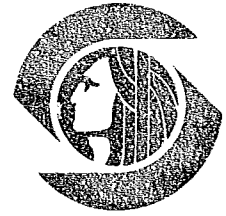
## Proposed Roadways at Sand Point



# City of Seattle

Executive Department—Office of Management and Planning

Thomas M. Tierney, Director  
Norman B. Rice, Mayor



## MEMORANDUM

August 26, 1996

**TO:** Council President Jan Drago

**FROM:** Tom Tierney, Director

**RE:** Proposed Legislation: Sand Point Zoning

Attached for City Council consideration is an ordinance which adopts the zoning proposal for Sand Point.

This zoning proposal is being submitted as part of a package that includes an ordinance adopting the Comprehensive Plan Amendments for Sand Point and a resolution approving the Sand Point Physical Development Management Plan. The Sand Point Community Preferred Reuse Plan adopted by the City Council in 1993 has been used as the principal guide in preparing each of these proposals. Executive staff from various departments are currently working with a consultant to prepare the final environmental impact statement for the reuse of Sand Point.

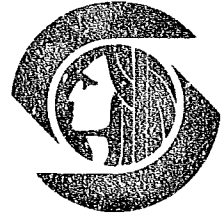
If you or your staff have any questions regarding this legislation please contact Eric Friedli at 4-8369.

96-272

# City of Seattle

Executive Department—Office of Management and Planning

Thomas M. Tierney, Director  
Norman B. Rice, Mayor



COPY RECEIVED  
AUG 26 PM 4:01  
SEATTLE CITY ATTORNEY

August 23, 1996

The Honorable Mark Sidran  
City Attorney  
City of Seattle

Dear Mr. Sidran:

The Mayor is proposing to the City Council that the enclosed legislation be adopted.

REQUESTING  
DEPARTMENT: Management and Planning

SUBJECT: AN ORDINANCE amending the City of Seattle Comprehensive Plan  
to adopt policies for the reuse of Sand Point Naval Station.

Pursuant to the City Council's S.O.P. 100-014, the Executive Department is forwarding this request for legislation to your office for review and drafting.

After reviewing this request and any necessary redrafting of the enclosed legislation, return the legislation to OMP. Any specific questions regarding the legislation can be directed to Cliff Marks at 684-8372.

Sincerely,

Norman B. Rice  
Mayor

by

TOM TIERNEY  
Director

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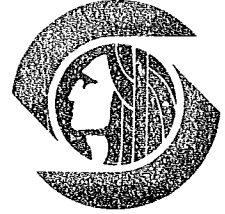
Enclosure

Ok, RDT, 8-26-96

# City of Seattle

Executive Department—Office of Management and Planning

Thomas M. Tierney, Director  
Norman B. Rice, Mayor



RECEIVED OMP

AUG 22 1996  
August 26, 1996

## MEMORANDUM

**TO:** Council President Jan Drago

**FROM:** Tom Tierney, Director

**RE:** Proposed Legislation: Sand Point Comprehensive Plan Amendments

Attached for City Council consideration is an ordinance which adopts the Sand Point Amendments to the Comprehensive Plan. As you know the City Council adopted the Community Preferred Reuse Plan for Sand Point in November of 1993. The Sand Point Amendments to the Comprehensive Plan are designed to incorporate the policy level language from the Reuse Plan into the Comprehensive Plan. Following recent Growth Management Hearings Board decisions we have come to the conclusion that the most prudent course of action is to adopt a version of the Sand Point Reuse Plan as amendments to the Comprehensive Plan.

These Comprehensive Plan Amendments are being submitted as part of a package that includes an ordinance adopting the zoning for Sand Point and a resolution approving the Sand Point Physical Development Management Plan. The Council adopted Reuse Plan has been used as the principal guide in preparing each of these proposals. Executive staff from various departments are currently working with a consultant to prepare the final environmental impact statement for the reuse of Sand Point.

If you or your staff have any questions regarding this legislation please contact Eric Friedli at 4-8369.




TIME AND DATE STAMP

**SPONSORSHIP**

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY  
THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

_____	_____
_____	_____
_____	_____
_____	_____

\_\_\_\_\_  \_\_\_\_\_

**FOR CITY COUNCIL PRESIDENT USE ONLY**

COMMITTEE(S) REFERRED TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
PRESIDENT'S SIGNATURE

# STATE OF WASHINGTON - KING COUNTY

82067

City of Seattle, City Clerk

—SS.

No. 118628:ORD. T

## City of Seattle

### TITLE-ONLY PUBLICATION

The full text of the following ordinances, passed by the City Council on June 18, 1967, and published here by me only, will be mailed, at no cost, on request for two months after this publication. For further information, contact the Seattle City Clerk at 884-1414.

#### ORDINANCE 118621

AN ORDINANCE relating to the Department of Parks and Recreation; authorizing study of a proposed new education center at the Volunteer Park Conservatory, reducing and reappropriating funds and modifying Ordinance 116399.

#### ORDINANCE 118622

AN ORDINANCE amending the City of Seattle Comprehensive Plan to adopt policies for the reuse of Sand Point Naval Station.

#### ORDINANCE 118623

AN ORDINANCE relating to the Department of Parks and Recreation and Seattle City Light, authorizing the two departments to enter into an Agreement for operation of a series of day camps for low-income youth promoting conservation and environmental education; and awarding a partially reimbursable appropriation from the Park Fund, all by a three-quarter vote of the City Council.

#### ORDINANCE 118625

AN ORDINANCE authorizing the Director of the Office of Management and Planning to execute an agreement with the University of Washington relating to the acquisition of property at the Sand Point Naval Base.

Publication ordered by JUDITH PIP, City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, June 24, 1967(82067)

## Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CTOT: 118621-118623 & 118628

was published on

06/24/97

The amount of the fee charged for the foregoing publication is the sum of \$ \_\_\_\_\_, which amount has been paid in full.

Subscribed and sworn to before me on

06/24/97

Notary Public for the State of Washington,  
residing in Seattle

Affidavit of Publication